



Town of Danvers
Planning Board

Danvers Town Hall
One Sylvan Street
Danvers, MA 01923
www.danvers.govoffice.com

James Sears, Chairman
Margaret Zilinsky
Kristine Cheetham
William Prentiss
Aaron Henry
John Farmer, Associate
Member

Daniel J. Toomey Hearing Room
February 10, 2015
7:00 p.m.
MINUTES

Chairman James Sears called the meeting to order at 7:00 p.m. Planning Board members James Sears, Kristine Cheetham and William Prentiss were present. Planner Kate Day was also present.

STAFF BRIEFING

Day said that she did not have a lot of updates for the Board. She did want to inform them that the Whipple Hill property was under agreement. The Thompson Companies will be purchasing that property. Day said that they had a preliminary meeting with Thompson's attorney, Nancy McCann, and engineer, Scott Cameron, who have come up with a conceptual cluster subdivision plan.

Sears said that this application probably will not be coming until spring.

Cheetham felt a site visit should be done.

Day said that the applicant is planning on filing in March.

Day said they will have a Request for a Bond Release for a very old bond that was established when Jimmy's Allenhurst restaurant was demolished.

Day informed the Board that there was some discussion at the end of the Selectmen's meeting whether the scope of the Planning Board's analysis should be more comprehensive relative to the rezoning of the Industrial-1 area. The Town Manager is putting this discussion on as an agenda item for next Tuesday's meeting.

Cheetham asked if there was a discussion about the budgetary restriction as to why the Planning Board chose this area. Day said that one of the Selectmen brought this up and was aware of this.

Prentiss bumped into members of the Board of Selectmen over the last few days. He asked if the cost could be determined should the MAPC did this work because the Town may be willing to entertain the idea of picking up this cost.

Sears said the initial feeling of the Board was that they did not want to do a large area. The Tapleyville area worked, and he felt this was a like-kind area. There is more of a residential impact. There are different densities or strategies that would be used for this area closer to Route 128 than the downtown area.

Prentiss agreed. He heard that the main reason that they were not including this additional section was the cost.

Cheetham felt of the two Industrial-1 zones that remain on High Street, this area is nestled in a neighborhood. The other end has industrial uses and the discussion for that area will be very different. There was discussion of merging the commercial and residential areas and they may or may not have housing downtown. There is a different discussion of redevelopment of the Industrial Zone in the neighborhood that we picked. There are three different types of discussions.

Prentiss said that he did not disagree. He said that the Selectmen heard that the grant did not have a lot of money.

Day felt strategically this was a phased process that they were going through. The Planning Board has undertaken rezoning tasks and discussions.

Sears said that they have been religiously studying the Industrial-1 zone from the Stantec Report. He felt they should finish the Industrial-1 area downtown. They have seen the influx of retail with residential units above in the downtown, so it is already happening to a certain extent. No one has come to the Planning Board asking for more uses. He felt their focus should be to finalize the Industrial-1 area.

Cheetham asked if they had heard from the Downtown Committee.

Day told her that the Downtown Committee receives the Planning Board agenda.

Cheetham felt the Downtown Committee should be aware of this.

Sears said that he was going to try to attend the meeting on Tuesday.

OTHER BUSINESS

75 Newbury Street. Request for a Minor Modification to an approved Site Plan pursuant to Section 4 of the Zoning Bylaw submitted by Linear Retail Danvers #2 LLC for property located in the Highway Corridor Zoning District. The applicant is seeking to reconfigure parking to

accommodate handicap spaces associated with a conversion for a tenant space to a dialysis treatment center. (Assessor's Map 48, Lot 33) *(SPA action date: February 27, 2015)*

Bryan Furze, from Linear Retail Properties, LLC, introduced himself to the Board. He told the Board that this is the former location of Manzel Furniture, and they are looking to backfill the space with a dialysis center. This is an allowed use for this location. There will be a reduction of the required parking spaces by a net loss of 21 fewer spaces. They are relocating the existing handicap spaces and supplementing them with additional spaces. The existing three spaces will remain. One space will be converted into five spaces. The extra spaces are needed for customers to access the building.

Prentiss asked Furze if he saw the note from the Engineer regarding a backflow prevention device on any connection to the Town water, and Furze responded that this would not be a problem.

Cheetham asked if other chemicals are going into the facility, and Furze said that he did not know the answer. He stated that it is a certified facility, and any biohazard would be removed off-site and not through drainage. Furze said that these issues would be handled through the Board of Health permits.

Cheetham asked if there would be any change in signage or lighting. Furze said that there would be a change in signage for the new tenant.

Sears asked if there would be a ramp for the handicap spots. Furze showed where the ramp would be on the plan.

MOTION: Prentiss moved to find the proposed changes constitute a Minor Modification to Site Plan for 75 Newbury Street. Cheetham seconded the motion. The motion passed by unanimous vote.

MOTION: Henry read the Certificate of Action and moved to approve the Minor Modification for 75 Newbury Street. Prentiss seconded the motion. The motion passed by a unanimous vote.

MINUTES

January 13, 2015

MOTION: Prentiss moved to approve the minutes of January 13, 2015. Cheetham seconded the motion. The motion passed by unanimous vote.

ADJOURNMENT

MOTION: Prentiss moved to adjourn. Cheetham seconded the motion. The motion passed by unanimous vote.

The meeting adjourned at 7:20 p.m.

Respectfully submitted: Francine T. Butler

The Planning Board approved these minutes on February 24, 2015.